

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, 18900

THAT we, MARTHA FARNHAM and DONALD FARNHAM both of Sidney, County of Kennebec and State of Maine, in consideration of ONE (\$1.00) DOLLAR and Other Valuable Considerations paid by PETERS GAS AND OIL SERVICE, a Maine Corporation with its principal place of business in Fairfield, County of Somerset and State of Maine, and whose mailing address is Main Street, Fairfield, Maine, 04937, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said PETERS GAS AND OIL SERVICE, its successors and assigns forever,

TRANSFER
TAX
PAID

CERTAIN lots or parcels of land situated at 7, 9, 11, and 13 Sherwin Street, in the City of Waterville, County of Kennebec and State of Maine, more particularly described as follows, to wit:

BEGINNING in the northerly line of Sherwin Street at a point ninety-five (95) feet easterly of the southeasterly corner of land now or formerly of Peter Cote; thence northerly at right angles a distance of sixty-two (62) feet to the southerly line of land now or formerly of Wilfred Herard; thence easterly in the southerly line of land of said Herard a distance of twelve (12) feet to said Herard's southeasterly corner; thence northerly along said Herard's easterly line a distance of thirty (30) feet to the southerly line of Healey Court at said Herard's northeasterly corner; thence easterly along said southerly line of Healey Court a distance of twenty-eight (28) feet, more or less, to the northwest corner of the second parcel described in this deed; thence southerly along the westerly bound of said parcel ninety-five (95) feet, more or less, to the northerly line of said Sherwin Street; thence westerly in the northerly line of said Sherwin Street a distance of thirty-eight (38) feet to the point of beginning.

EXCEPTING AND RESERVING an easement bounded and described as follows: Beginning at the southwesterly corner of the above parcel; thence easterly along the northerly line of Sherwin Street a distance of five (5) feet; thence northerly at right angles a distance of ten (10) feet; thence westerly at right angles a distance of five (5) feet; thence southerly at right angles a distance of ten (10) feet to the point of beginning.

ALSO, another certain lot or parcel of land situated in said Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING in the northerly line of Sherwin Street at the southwesterly corner of land now or formerly of the City of Waterville; thence northerly in the westerly line of land of said City of Waterville a distance of sixty-eight (68) feet, more or less, to a corner of property of said City; thence westerly in a southerly line of said City of Waterville a distance of fifty-five (55) feet to a corner of land of said City; thence northerly in a westerly line of said City of Waterville a distance of thirty (30) feet to the southerly line of Healey Court; thence westerly in said southerly line of Healey Court a distance of thirty (30) feet; thence southerly a distance of ninety-five (95) feet, more or less, to the northerly line of said Sherwin Street to a point ninety-six (96) feet westerly of the point of beginning; thence easterly in the northerly line of said Sherwin Street a distance of ninety-six (96) feet to the point of beginning.

ALSO, another certain lot or parcel of land situated in said Waterville, more particularly described as follows, to wit:

BEGINNING in the northerly line of Sherwin Street at a point sixty-two (62) feet easterly of the southeasterly corner of land now or formerly of Peter Cote; thence northerly at right angles to said Sherwin Street a distance of sixty (60) feet to the southwesterly corner of land now or formerly of Wilfred Herard; thence easterly along the southerly line of said Herard a distance of thirty-three (33) feet, thence southerly parallel to first mentioned line a distance of sixty-two (62) feet, more or less, to the northerly line of said Sherwin Street a distance of thirty-three (33) feet to the point of beginning.

ALSO, an easement over a portion of land to the east of the above bounded and described as follows: Beginning in the southeasterly corner of land described above; thence easterly along the northerly line of Sherwin Street a distance of five (5) feet; thence northerly at right angles a distance of ten (10) feet; thence westerly at right angles a distance of five (5) feet; thence southerly at right angles a distance of ten (10) feet to the point of beginning. This easement contains the cellar entrance to the store.

BEING all and the same premises acquired by the Grantors by Quitclaim Deed from Rodney Ritchey and Louise Ritchey dated June 7, 1985, recorded in the Kennebec County Registry of Deeds in Book 2810, Page 146.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **PETERS GAS AND OIL SERVICE**, its successors and assigns, to their own use and behoof forever.

AND we do **COVENANT** with the said Grantee, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encumbrances;

EXCEPT AS AFORESAID

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **Warrant and Defend** the same to the said Grantee, its successors and assigns against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said **MARTHA FARNHAM** and **DONALD FARNHAM**, husband and wife, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all

other rights in the above described premises, have hereunto set our hands and seals this 26th day of August in the year of our Lord one thousand nine hundred and eighty-six.

Signed, Sealed and Delivered
in the presence of:

Edith R. Scott

Martha Farnham
MARTHA FARNHAM

Edith R. Scott

Donald Farnham
DONALD FARNHAM

STATE OF MAINE
COUNTY OF KENNEBEC

August 26, 1986

Personally appeared the above named MARTHA FARNHAM and DONALD FARNHAM and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Edith R. Scott
Notary Public
Print Name Edith R. Scott
My Commission Expires 1-16-89



RECEIVED KENNEBEC SS.